

EXHIBIT SHOWING: LOT 16, ESTANCIA AT THUNDER VALLEY, PHASE II, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE, 134-137, PLAT RECORDS, KENDALL COUNTY, TEXAS.

(R=66.00') R=66.00'
 (L=88.85') L=88.79'
 (Δ=77°07'52") Δ=77°05'04"
 (CB=N39° 25' 52"E) CB=N39° 15' 37"E
 (CH=82.29') CH=82.25'

 (R=15.00') R=15.00'
 (L=14.72') L=14.72'
 (Δ=56°14'30") Δ=56°13'07"
 (CB=N49° 52' 16"E) CB=N50° 02' 36"E
 (CH=14.14') CH=14.13'

 (R=200.00') R=200.00'
 (L=79.65') L=79.61'
 (Δ=22°49'00") Δ=22°48'29"
 (CB=N10° 20' 13"E) CB=N10° 30' 33"E
 (CH=79.12') CH=79.09'

LEGEND

- FOUND 1/2" IRON ROD
- CALCULATED POINT
- FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP

THUNDER CANYON
(VARIABLE WIDTH PRIVATE R.O.W.)

NOTES:

- 1) FIELD WORK PERFORMED ON: APRIL 28, 2016
- 2) CLIENT: GERSTNER HOMES
- 3) ADDRESS: THUNDER CANYON
- 4) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 6) VARIANCE LETTER PROVIDED BY ESTANCIA AT THUNDER VALLEY ARCHITECTURAL REVIEW COMMITTEE.

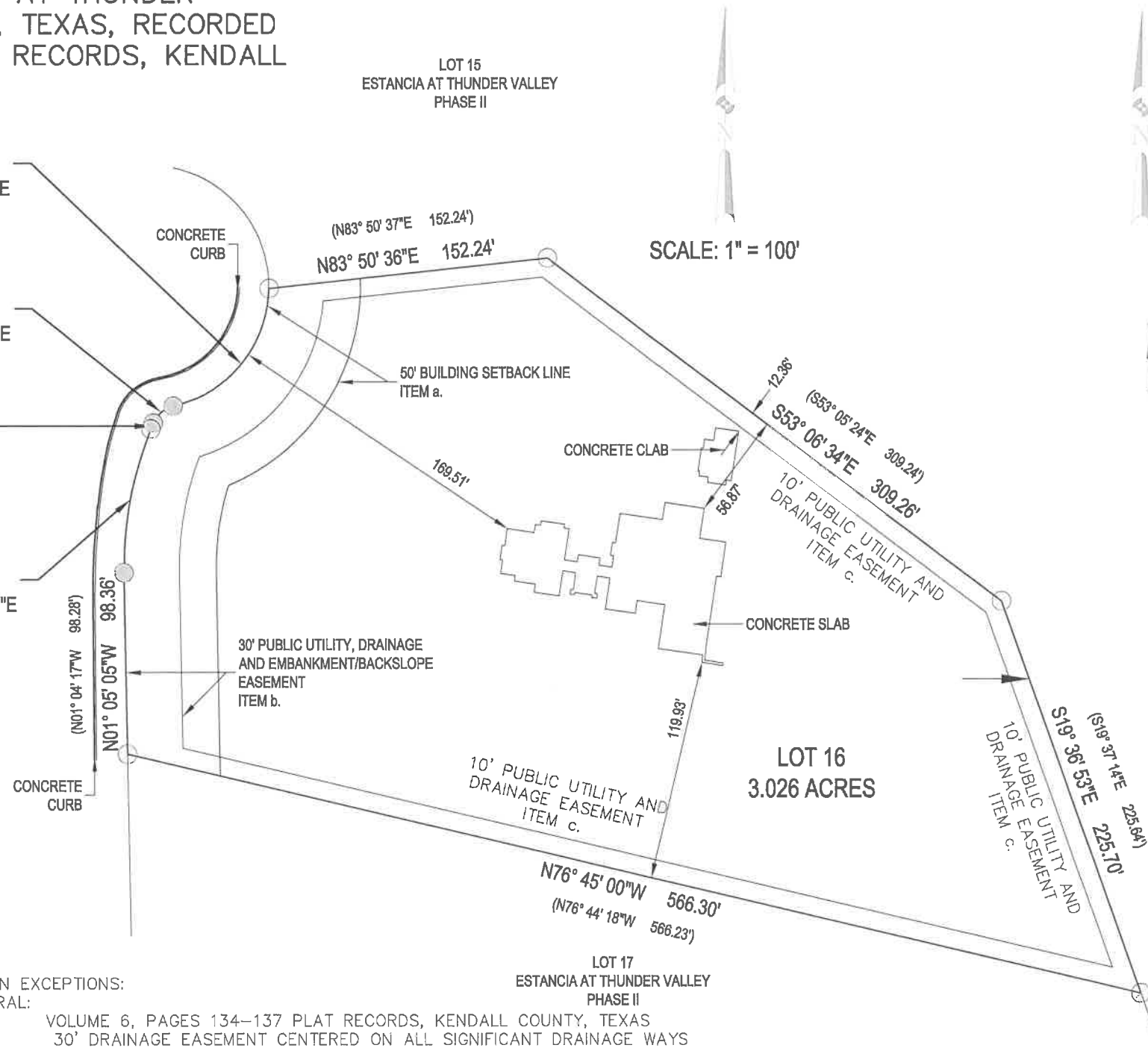
KNOWN EXCEPTIONS:

GENERAL:

1. VOLUME 6, PAGES 134-137 PLAT RECORDS, KENDALL COUNTY, TEXAS
30' DRAINAGE EASEMENT CENTERED ON ALL SIGNIFICANT DRAINAGE WAYS
2. VOLUME 963, PAGE 866 OFFICIAL RECORDS, KENDALL COUNTY, TEXAS
150' FRONT & REAR SETBACK LINES AND 100' SIDE SETBACK LINES (VARIANCE GRANTED-NOT SHOWN HEREON)
3. VOLUME 1213, PAGE 367 OFFICIAL RECORDS, KENDALL COUNTY, TEXAS
150' FRONT & REAR SETBACK LINES AND 100' SIDE SETBACK LINES (VARIANCE GRANTED-NOT SHOWN HEREON)

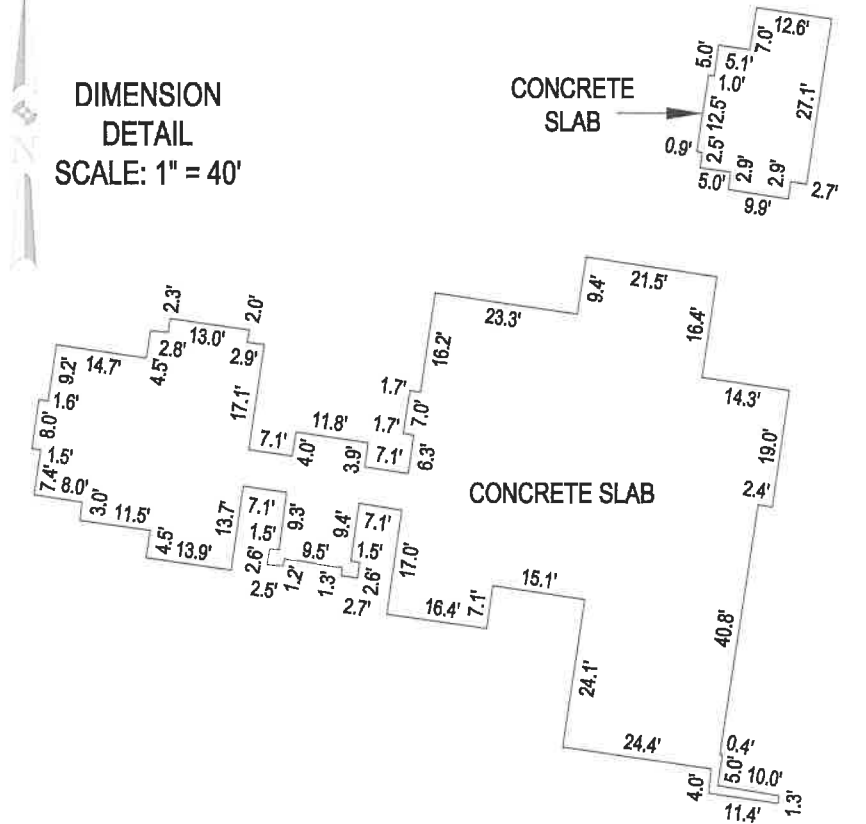
SPECIFIC:

- a. 50' BUILDING SETBACK LINE, (SHOWN HEREON)
RECORDED IN VOLUME 6, PAGE 134-137 PLAT RECORDS, KENDALL COUNTY, TEXAS.
- b. 30' PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT, (SHOWN HEREON).
RECORDED IN VOLUME 6, PAGE 134-137 PLAT RECORDS, KENDALL COUNTY, TEXAS.
- c. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT, (SHOWN HEREON).
RECORDED IN VOLUME 6, PAGE 134-137 PLAT RECORDS, KENDALL COUNTY, TEXAS.
- d. 60' PRIVATE STREET RIGHT-OF-WAY (SHOWN HEREON).
RECORDED IN VOLUME 6, PAGE 134-137 PLAT RECORDS, KENDALL COUNTY, TEXAS.



SCALE: 1" = 100'

DIMENSION
DETAIL
SCALE: 1" = 40'



LOT 15
ESTANCIA AT THUNDER VALLEY
PHASE II

LOT 17
ESTANCIA AT THUNDER VALLEY
PHASE II